

By signing below, you agree that you are seeking the rental of an apartment in New York City and that you are retaining the services of CITI HABITATS for that purpose. You understand that the commission charged by CITI HABITATS for the aforesaid services is as follows:

Fifteen percent (15%) of the first year’s rent (hereinafter “commission”) payable to CITI HABITATS only if you rent an apartment in a building or complex shown to you by CITI HABITATS within 120 days of such showing.

Fifteen percent (15%) of the first year’s rent (hereinafter “commission”) payable to CITI HABITATS only if you rent the specific unit in a condo or co-op building shown to you by CITI HABITATS within 120 days of such showing.

In the event that you rent an apartment for less than a one-year term (based upon initial term stated in lease, CITI HABITATS’ commission will be as shown below.

- Term: 1 day – 3 months = Fee: 1 month’s rent
- Term: 4 months – 6 months = Fee: 1.5 month’s rent
- Term: 6+ months = Fee: 15% of the first year’s rent based on a 12-month lease term regardless if the actual lease term is less than 12 months

A CITI HABITATS salesperson will, if requested, list the apartments that have been shown to you by CITI HABITATS, either before or after such showing on the bottom and/or reverse side of this agreement. You and CITI HABITATS agree that CITI HABITATS will be entitled to the entire commission, which shall be due, in the form of certified funds, upon the earlier of: (1) your execution of a lease for an apartment in a building or complex CITI HABITATS has shown you, or (2) your occupancy of an apartment in a building or complex CITI HABITATS has shown you. You understand that in the event that your rent an apartment in a building or complex shown to you by CITI HABITATS through the services of a broker other than CITI HABITATS or through the landlord directly, you will still be responsible for paying the entire commission to CITI HABITATS. In addition, any claim that you may have arising from the services provided to you by CITI HABITATS shall be limited to the amount of the brokerage commission paid and shall not exceed that amount.

In the event of your default under this Client Registration/Fee Agreement, you shall be liable to pay the full commission as stated above based on the length of the lease you entered into as well as all legal fees incurred by CITI HABITATS to enforce the terms of this agreement.

It is hereby acknowledged that in certain instances CITI HABITATS may receive additional compensation from the owner/landlord of the property and such compensation does not forego or offset the brokerage commission that you have agreed to pay CITI HABITATS pursuant to the terms of this Client Registration/Fee Agreement.

You understand that other potential lessees may consider, make offers on or lease through CITI HABITATS, the same or similar properties as you are seeking to lease. You consent to Citi Habitats representation of such other potential lessees before, during and after the expiration of this agreement.

By signing below you understand that you have authorized CITI HABITATS to work with you for the procurement of an apartment in accordance with the NY State Disclosure Form for Landlord and Tenant.

Signature of Client 1

Date

Signature of Client 2

Date

DATE	BUILDING	DATE	BUILDING